

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westland**

State: **MI**

PJ's Total HOME Allocation Received: **\$5,074,878**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	20		
Program Progress:							
% of Funds Committed	98.26 %	90.80 %	3	92.82 %	85	87	
% of Funds Disbursed	92.07 %	83.89 %	2	82.38 %	85	87	
Leveraging Ratio for Rental Activities	5.89	3.09	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.22 %	82.93 %	14	80.69 %	44	59	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.20 %	66.91 %	4	67.01 %	76	80	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	66.92 %	87.81 %	18	79.23 %	17	16	
% of 0-30% AMI Renters to All Renters***	47.37 %	50.61 %	12	44.47 %	51	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	81.95 %	98.29 %	18	93.93 %	9	9	
Overall Ranking:				In State:	7 / 20	Nationally:	71 73
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,306	\$27,919		\$24,984	133 Units	65.80 %	
Homebuyer Unit	\$25,450	\$17,078		\$14,192	69 Units	34.20 %	
Homeowner-Rehab Unit	\$0	\$22,607		\$20,036	0 Units	0.00 %	
TBRA Unit	\$0	\$6,230		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westland MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$58,012	\$42,399	\$0
State:*	\$78,584	\$71,099	\$19,311
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 4.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	84.4	51.5	0.0	0.0
Black/African American:	11.0	47.1	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.9	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	3.7	1.5	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	33.0	50.0	0.0	0.0
2 Persons:	15.6	25.0	0.0	0.0
3 Persons:	15.6	19.1	0.0	0.0
4 Persons:	21.1	2.9	0.0	0.0
5 Persons:	9.2	0.0	0.0	0.0
6 Persons:	5.5	2.9	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.6	51.5	0.0	0.0
Elderly:	6.4	2.9	0.0	0.0
Related/Single Parent:	35.8	27.9	0.0	0.0
Related/Two Parent:	20.2	13.2	0.0	0.0
Other:	11.0	4.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.1	0.0 [#]
HOME TBRA:	0.0	
Other:	14.7	
No Assistance:	53.2	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westland State: MI Group Rank: 71
 (Percentile)
 State Rank: 7 / 20 PJs Overall Rank: 73
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	99.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	85.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	66.92	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	81.95	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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